116.0	0010	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,161,300 / 1,161,300
					USE VALUE:	1,161,300 / 1,161,300
					ASSESSED:	1,161,300 / 1,161,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIERSON MATTHEW J & SARAH E
Owner 2:	
Owner 3:	
Street 1:	11 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 6,288 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3096 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6288.000	735,300		426,000	1,161,300
Total Card	0.144	735,300		426,000	1,161,300
Total Parcel	0.144	735,300		426,000	1,161,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.10 | /Parcel: 375.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75082
GIS Ref:
GIS Ref:
Insp Date: 03/03/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0010-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	735,300	0	6,288.	426,000	1,161,300	1,161,300	Year End Roll	12/18/2019
2019	101	FV	562,500	0	6,288.	420,000	982,500	982,500	Year End Roll	1/3/2019
2018	101	FV	562,500	0	6,288.	322,600	885,100	885,100	Year End Roll	12/20/2017
2017	101	FV	562,500	0	6,288.	304,300	866,800	866,800	Year End Roll	1/3/2017
2016	101	FV	471,600	0	6,288.	280,000	751,600	751,600	Year End	1/4/2016
2015	101	FV	172,600	0	6,288.	261,700	434,300	434,300	Year End Roll	12/11/2014
2014	101	FV	172,600	0	6,288.	241,000	413,600	413,600	Year End Roll	12/16/2013
2013	101	FV	172,600	0	6,288.	241,000	413,600	413,600		12/13/2012

!9064!

PRINT

Date	Time
12/10/20	23:34:59

LAST REV

Date	Time
09/06/18	19:19:11

apro

PAT ACCT. 9064

USER DEFINED

Prior Id # 1:	75082
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	66849-256		2/25/2016		1,000,000	No	No		
KELLEY VERONICA	64546-545		11/21/2014	Change>Sale	465,000	No	No		
	13552-629		10/1/1978		50,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2015	27	Addition	240,000					Renovate 1st floor
12/9/2014	1680	Demoliti	3,000					Demo first floor w
7/21/2010	860	New Wind	6,333					REPL 6 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2017	SQ Returned	EMK	Ellen K
5/19/2015	Permit Insp	PC	PHIL C
3/3/2009	Measured	372	PATRIOT
3/23/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6288		Sq. Ft.	Site		0	70.	0.97	6									426,048						426,000	

Total AC/HA: 0.14435 | Total SF/SM: 6288 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 426,048 | Spl Credit | Total: 426,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05697668
Const Adj.:	0.99989998
Adj $ / SQ:	132.109
Other Features:	142586
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738249
Depreciation:	2953
Depreciated Total:	735296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

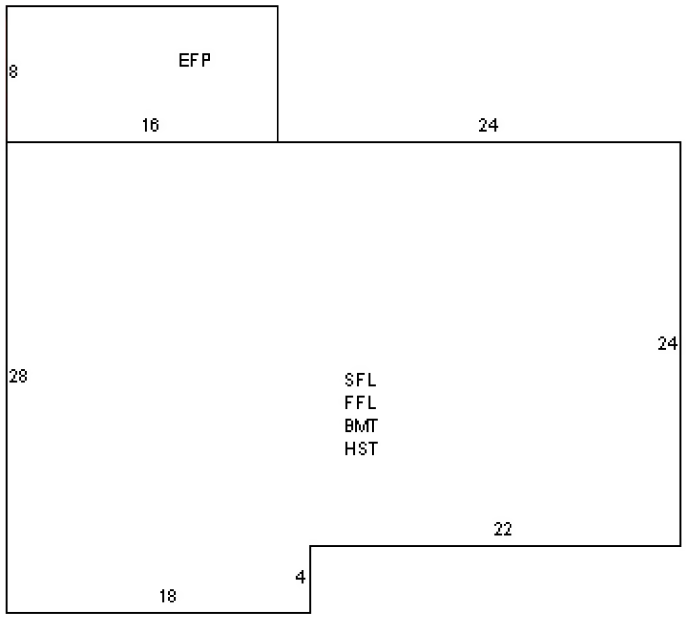
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.70
Special Features:	0	Val/Su Net:	196.60
Final Total:	735300	Val/Su SzAd	285.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	63.410	65,441
FFL	First Floor	1,032	132.110	136,336
SFL	Second Floor	1,032	132.110	136,336
HST	Half Story	516	132.110	68,168
EFP	Enclos Porch	128	48.490	6,207

Net Sketched Area:	3,740			Total:	412,488
Size Ad	2580	Gross Are	4256	FinArea	3096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0010-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	